

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$11,025,878**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State:	18			
% of Funds Committed	96.06 %	94.44 %	6	95.51 %	55	59	
% of Funds Disbursed	93.38 %	87.72 %	3	87.58 %	75	78	
Leveraging Ratio for Rental Activities	0.21	6.6	0	4.86	6	5	
% of Completed Rental Disbursements to All Rental Commitments***	78.19 %	87.21 %	16	82.17 %	16	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.21 %	73.81 %	9	71.17 %	49	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	41.94 %	78.12 %	18	81.54 %	5	3	
% of 0-30% AMI Renters to All Renters***	35.48 %	38.71 %	9	45.68 %	0	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	41.94 %	97.20 %	18	96.19 %	2	1	
Overall Ranking:			In State:	18 / 18	Nationally:	9 6	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,648	\$9,938		\$27,510	31 Units	1.10 %	
Homebuyer Unit	\$8,685	\$11,369		\$15,239	815 Units	27.70 %	
Homeowner-Rehab Unit	\$32,927	\$24,536		\$20,932	65 Units	2.20 %	
TBRA Unit	\$202	\$1,614		\$3,121	2,033 Units	69.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$35,895	\$77,204	\$31,075
State:*	\$69,573	\$85,050	\$26,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	4.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	76.9	59.8	53.8	51.7
Black/African American:	23.1	21.9	46.2	45.2
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.2	0.0	1.0
Asian/Pacific Islander:	0.0	0.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	3.2	0.0	2.1
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	84.6	30.4	38.5	74.4
2 Persons:	0.0	21.5	40.0	9.8
3 Persons:	7.7	17.7	13.8	11.6
4 Persons:	7.7	10.4	4.6	3.1
5 Persons:	0.0	4.1	3.1	0.5
6 Persons:	0.0	0.5	0.0	0.3
7 Persons:	0.0	0.4	0.0	0.2
8 or more Persons:	0.0	0.4	0.0	0.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	76.9	33.8	29.2	71.5
Elderly:	7.7	2.1	38.5	9.6
Related/Single Parent:	15.4	23.5	12.3	10.9
Related/Two Parent:	0.0	16.5	15.4	6.9
Other:	0.0	9.0	1.5	1.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.1 #
HOME TBRA:	46.2	
Other:	38.5	
No Assistance:	15.4	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium

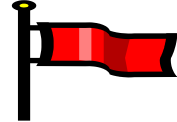
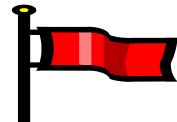
State: NC

Group Rank: 9
 (Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 6
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	78.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	41.94	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	41.94	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

